

090.0

0004

0018.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
683,300 / 683,300

APPRaised:

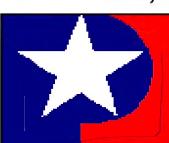
683,300 / 683,300

USE VALUE:

683,300 / 683,300

ASSESSED:

683,300 / 683,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		CANDIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERNEKEES JOHN A & RACHEL E
Owner 2:	
Owner 3:	

Street 1: 66 CANDIA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BOIKE NOLAN T & ANDREA D -

Owner 2: -

Street 1: 66 CANDIA ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,126 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6126		Sq. Ft.	Site		0	70.	0.99	5									422,645						422,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6126.000	260,700		422,600	683,300		57958
Total Card	0.141	260,700		422,600	683,300	Entered Lot Size	GIS Ref
Total Parcel	0.141	260,700		422,600	683,300	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	499.49	/Parcel: 499.4	Land Unit Type:	Insp Date
							03/24/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Parcel ID
2020	101	FV	260,000	0	6,126.	422,600	682,600	682,600	Year End Roll	12/18/2019	090.0-0004-0018.A
2019	101	FV	171,600	0	6,126.	428,700	600,300	600,300	Year End Roll	1/3/2019	
2018	101	FV	147,800	0	6,126.	320,000	467,800	467,800	Year End Roll	12/20/2017	
2017	101	FV	147,800	0	6,126.	289,800	437,600	437,600	Year End Roll	1/3/2017	
2016	101	FV	147,800	0	6,126.	277,700	425,500	425,500	Year End	1/4/2016	
2015	101	FV	147,100	0	6,126.	235,500	382,600	382,600	Year End Roll	12/11/2014	
2014	101	FV	147,100	0	6,126.	223,400	370,500	370,500	Year End Roll	12/16/2013	
2013	101	FV	147,100	0	6,126.	212,500	359,600	359,600		12/13/2012	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
BOIKE NOLAN T &	71097-521	1	6/1/2018		754,000	No	No			7331
BOIKE JOSEPH J	70489-396		1/9/2018	Convenience		1	No	No		
GEROIRO ERNEST	59806-313		8/21/2012	Estate/Div	330,000	No	No			
	10959-319		10/19/1965			No	No	N		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	884	Heat App	12,000	C				
6/23/2020	677	Addition	215,000	O				
6/17/2016	819	Redo Kit	26,000					replace Kitch Cabs
6/22/2006	505	Manual	900					extend deck

ACTIVITY INFORMATION

Date	Result	By	Name
6/17/2019	SQ Returned	JO	Jenny O
3/24/2009	Inspected	163	PATRIOT
1/5/2009	Measured	336	PATRIOT
3/1/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH		
Type:	19 - Ranch		Full Bath:	1	Rating:	Very Good					
Sty Ht:	1 - 1 Story		A Bath:		Rating:						
(Liv) Units:	1	Total: 1	3/4 Bath:		Rating:						
Foundation:	1 - Concrete		A 3QBth:		Rating:						
Frame:	1 - Wood		1/2 Bath:		Rating:						
Prime Wall:	1 - Wood Shingle		A HBth:		Rating:						
Sec Wall:	8 - Brick Veneer	10 %	OthrFix:		Rating:						
Roof Struct:	1 - Gable		OTHER FEATURES								
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good					
Color:	WHITE		A Kits:		Rating:						
View / Desir:			Fpl:	1	Rating:	Very Good					
GENERAL INFORMATION			WSFlue:		Rating:						
Grade:	C - Average		CONDOS INFORMATION								
Year Blt:	1956	Eff Yr Blt:	Location:								
Alt LUC:		Alt %:	Total Units:								
Jurisdict:		Fact:	Floor:								
Const Mod:			% Own:								
Lump Sum Adj:			Name:								
INTERIOR INFORMATION			DEPRECIATION								
Avg Ht/FL:	STD		Phys Cond:	VG - Very Good	4.6 %						
Prim Int Wall:	1 - Drywall		Functional:								
Sec Int Wall:		%	Economic:								
			Special:								

INTERIOR INFORMATION

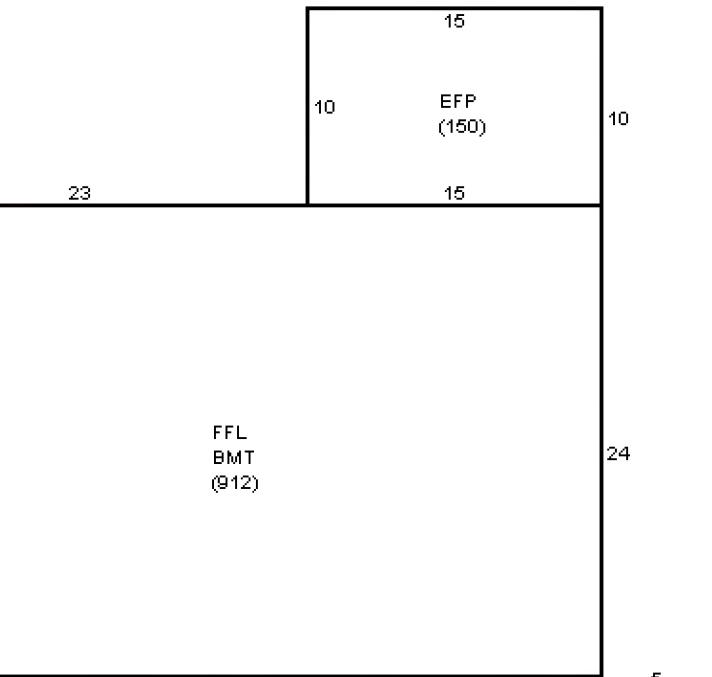
Avg Ht/FL:	STD		
Prim Int Wall:	1 - Drywall		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall			% Sprinkled:
			Total:
CALC SUMMARY			
Basic \$ / SQ:	95.00		
Size Adj.:	1.35000002		
Const Adj.:	1.10330009		
Adj \$ / SQ:	141.498		
Other Features:	75000		
Grade Factor:	1.00		
NBHD Inf:	1.00000000		
NBHD Mod:			
LUC Factor:	1.00		
Adj Total:	273256		
Depreciation:	12570		
Depreciated Total:	260686		

MOBILE HOME

Make: [redacted] Model: [redacted] Serial #: [redacted] Year: [redacted] Color: [redacted]
ARD ITEMS **PARCEL ID** 090-0004-0018.A

SPEC FEATURES/YARD ITEMS

SKETCH



SUB AREA

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc

